



SLATE HILL STORAGE

1928 Route 284, Slate Hill, NY 10973



OFFERING SUMMARY

SALE PRICE:	\$2,500,000
LOT SIZE:	10.6 Acres
BUILDING SIZE:	19,000
ZONING:	TC
PRICE / SF:	\$131.58

PROPERTY OVERVIEW

Presently Making Money With 19000 SF Expandable Businesses

PROPERTY HIGHLIGHTS

- 4 Permanent Climate Controlled Self Storage Office and Residential Buildings (9000,4200,3600,2280) Plus more temporary and 2280 SF office with gorgeous 2nd floor apartment
- Solid Income stream of \$200,000+ not including the other businesses run from the site
- Approved for expansion
- Generating Positive Cash Flow and room for more growth
- TC (Town Center) zone allows myriad of uses and flexibility
- Additional Land for growth (Very Level lot)
- Selling without shed business but could be worked into deal for right buyer
- 13,700+ Cars Per Day within .5 miles
- Site plan attached
- Full financials disclosed only upon meeting of the minds to serious buyers

KW COMMERCIAL
69 Brookside Ave Suite 225
Chester, NY 10918

JOSEPH DISTELBURGER
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BOUNDARY SHOWING COMPLETELY APPROVED AND IMPROVED LOT



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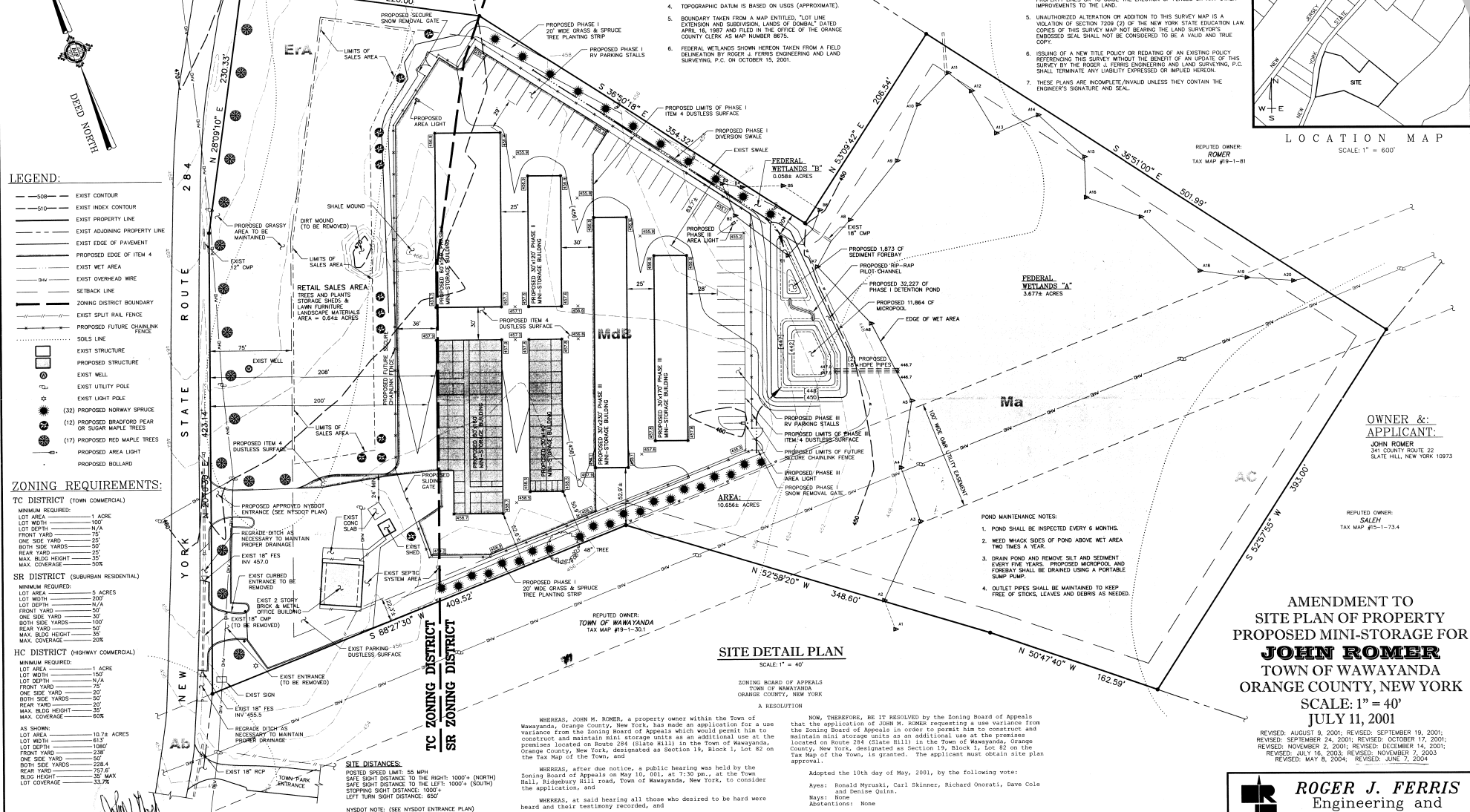
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SITE PLAN SHOWING ADDITIONAL BUILDINGS

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- LEGEND:**
- 500 --- EXIST CONTOUR
 - 510 --- EXIST INDEX CONTOUR
 - EXIST PROPERTY LINE
 - EXIST ADJOINING PROPERTY LINE
 - EXIST EDGE OF PAVEMENT
 - PROPOSED EDGE OF ITEM 4
 - EXIST WET AREA
 - EXIST OVERHEAD WIRE
 - SETBACK LINE
 - ZONING DISTRICT BOUNDARY
 - EXIST SPLIT RAIL FENCE
 - PROPOSED FUTURE CHAINLINK FENCE
 - SOILS LINE
 - EXIST STRUCTURE
 - PROPOSED STRUCTURE
 - EXIST WELL
 - EXIST UTILITY POLE
 - EXIST LIGHT POLE
 - (32) PROPOSED NORWAY SPRUCE
 - (12) PROPOSED BRADFORD PEAR OR SUGAR MAPLE TREES
 - (17) PROPOSED RED MAPLE TREES
 - PROPOSED AREA LIGHT
 - PROPOSED BOLLARD
- ZONING REQUIREMENTS:**
- TC DISTRICT (TOWN COMMERCIAL)**
- MINIMUM REQUIRED:
- LOT AREA: 1 ACRE
 - LOT WIDTH: 100'
 - LOT DEPTH: 100'
 - FRONT YARD: 75'
 - ONE SIDE YARD: 25'
 - BOTH SIDE YARDS: 50'
 - REAR YARD: 50'
 - MAX. BLDG HEIGHT: 35'
 - MAX. COVERAGE: 50%
- SR DISTRICT (SUBURBAN RESIDENTIAL)**
- MINIMUM REQUIRED:
- LOT AREA: 5 ACRES
 - LOT WIDTH: 200'
 - LOT DEPTH: 100'
 - FRONT YARD: 75'
 - ONE SIDE YARD: 25'
 - BOTH SIDE YARDS: 50'
 - REAR YARD: 50'
 - MAX. BLDG HEIGHT: 35'
 - MAX. COVERAGE: 20%
- HC DISTRICT (HIGHWAY COMMERCIAL)**
- MINIMUM REQUIRED:
- LOT AREA: 1 ACRE
 - LOT WIDTH: 100'
 - LOT DEPTH: 100'
 - FRONT YARD: 75'
 - ONE SIDE YARD: 25'
 - BOTH SIDE YARDS: 50'
 - REAR YARD: 50'
 - MAX. BLDG HEIGHT: 35'
 - MAX. COVERAGE: 50%
- AS SHOWN:**
- LOT AREA: 10.74 ACRES
 - LOT WIDTH: 613'
 - LOT DEPTH: 1587'
 - FRONT YARD: 238'
 - ONE SIDE YARD: 228.4'
 - BOTH SIDE YARDS: 79.8'
 - REAR YARD: 27' MAX
 - MAX. BLDG HEIGHT: 30'
 - LOT COVERAGE: 33.7%

REFERENCES:

- TAX MAP DATA: SECTION -19, BLOCK -1, LOT -82
- DEED LIBER 2994, PAGE 281
- TOPOGRAPHY SHOWN HEREON IS TAKEN FROM AN ACTUAL FIELD SURVEY, COMPLETED ON JULY 11, 2001, AND IS NOT INTERFERED TO MONUMENT THE PROPERTY LINES OR TO GUIDE THE ERECTION OF FENCES OR ANY OTHER IMPROVEMENTS TO THE LAND.
- TOPOGRAPHIC DATUM IS BASED ON UGSS (APPROXIMATE).
- BOUNDARY TAKEN FROM A MAP ENTITLED, "LOT LINE EXTENSION AND SUBDIVISION, LANDS OF DONALD", DATED APRIL 16, 1987 AND FILED IN THE OFFICE OF THE ORANGE COUNTY CLERK AS MAP NUMBER 8675.
- FEDERAL WETLANDS SHOWN HEREON TAKEN FROM A FIELD DELINEATION BY ROGER J. FERRIS ENGINEERING AND LAND SURVEYING, P.C. ON OCTOBER 15, 2001.

HOURS OF OPERATION:

8:00 AM - 9:00 PM

GENERAL NOTES:

- TOTAL AREA OF SUBJECT PARCEL: 10.6566 ACRES
- SUBJECT TO ANY UNWRITTEN AND/OR WRITTEN LICENSES, EASEMENTS, RESTRICTIONS, AND/OR AGREEMENTS.
- OFFSETS OR DIMENSIONS FROM THE PROPERTY LINES TO STRUCTURES OR IMPROVEMENTS ARE SHOWN FOR THE SPECIFIC PURPOSE OF INTERPRETATION OF COMPLIANCE WITH ZONING AND ARE NOT INTERFERED TO MONUMENT THE PROPERTY LINES OR TO GUIDE THE ERECTION OF FENCES OR ANY OTHER IMPROVEMENTS TO THE LAND.
- UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY MAP IS A VIOLATION OF SECTION 7209 (2) OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID AND TRUE COPY.
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- THESE PLANS ARE INCOMPLETE/INVALID UNLESS THEY CONTAIN THE ENGINEER'S SIGNATURE AND SEAL.



LOCATION MAP
SCALE: 1" = 600'

SITE DETAIL PLAN

SCALE: 1" = 40'

ZONING BOARD OF APPEALS
TOWN OF WAWAYANDA
ORANGE COUNTY, NEW YORK

A RESOLUTION

WHEREAS, JOHN M. ROMER, a property owner within the Town of Wawayanda, Orange County, New York, has made an application for a use variance from the Zoning Board of Appeals which would permit him to construct and maintain mini storage units as an additional use at the premises located on Route 284 (Slate Hill) in the Town of Wawayanda, Orange County, New York, designated as Section 19, Block 1, Lot 82 on the Tax Map of the Town, and

WHEREAS, after due notice, a public hearing was held by the Zoning Board of Appeals on May 10, 2001, at 7:30 pm, at the Town Hall, Ridgebury Hill Road, Town of Wawayanda, New York, to consider the application, and

WHEREAS, at said hearing all those who desired to be heard were heard and their testimony recorded, and

WHEREAS, all testimony has been carefully considered and the following pertinent facts noted:

- The property is located within the TC Zone (Town Commercial).
- The applicant proposes to construct and maintain mini storage units as an additional use on the premises which also contain a commercial or professional services retail building, the premises have been vacated for some time.
- The new proposed zoning will allow this use.

NOW, THEREFORE, BE IT RESOLVED BY the Zoning Board of Appeals that the application of JOHN M. ROMER requesting a use variance from the Zoning Board of Appeals in order to permit him to construct and maintain mini storage units as an additional use at the premises located on Route 284 (Slate Hill) in the Town of Wawayanda, Orange County, New York, designated as Section 19, Block 1, Lot 82 on the Tax Map of the Town, is granted. The applicant must obtain site plan approval.

Adopted the 10th day of May, 2001, by the following vote:

Ayes: Ronald Myrski, Carl Skinner, Richard Onorati, Dave Cole and Denise Quinn.
Nays: None
Absentees: None

Filed with the Secretary of the Zoning Board of Appeals on the 12th day of July, 2001.

Richard Onorati, Chairman
Zoning Board of Appeals

Roger J. Ferris Engineering and Land Surveying, P.C.
John V. Nosek P.E., N.Y.S. Lic. P.E. No. 069497
Vice President

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FILE NO: 41-621C

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STORAGE UNIT DIMENSIONS AND PRICES

15 UNITS 5X10 @ \$88.00

38 UNITS 10X10 @ \$118.00

37 UNITS 10X15 @ \$165.00

23 UNITS 10X20 @ \$220.00

2 UNITS 10X30 @ \$310.00

PORTABLE STORAGE CUBES

8X10 \$99.00

8X12 \$119.00

8X14 \$139.00

8X16 \$159.00

8X20 \$199.00

8X22 \$219.00

ADMINISTRATION FEE OF \$25.00\UNIT AT SIGNING

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	1 MILE	5 MILES	10 MILES
Total Population	740	23,963	114,423
Median Age	38.0	37.9	37.9
Median Age (Male)	34.7	36.9	37.1
Median Age (Female)	41.1	38.7	38.6
Total Households	238	7,999	38,962
Total Persons Per HH	3.1	3.0	2.9
Average HH Income	\$100,915	\$86,146	\$79,036
Average House Value		\$257,853	\$323,423

** Demographic data derived from 2010 US Census*

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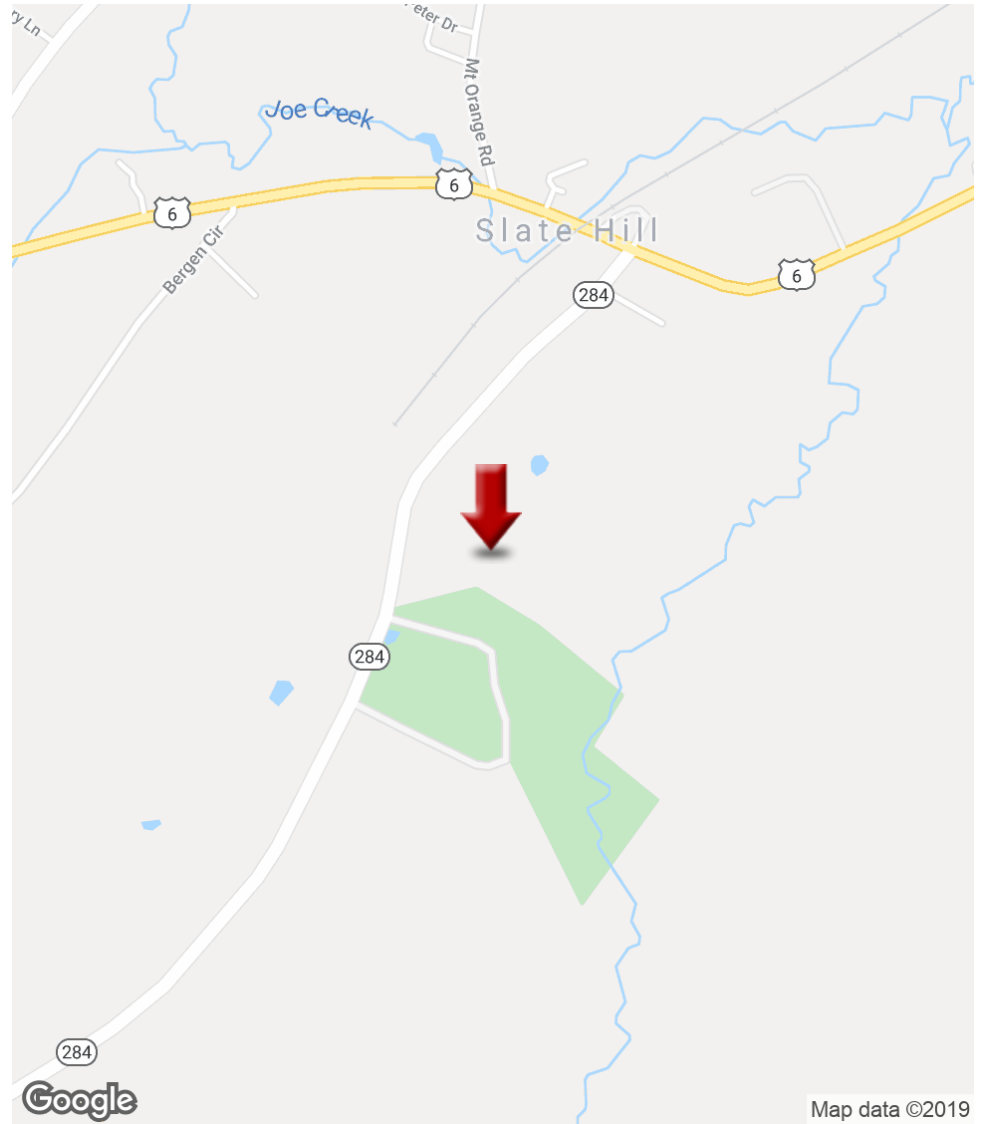
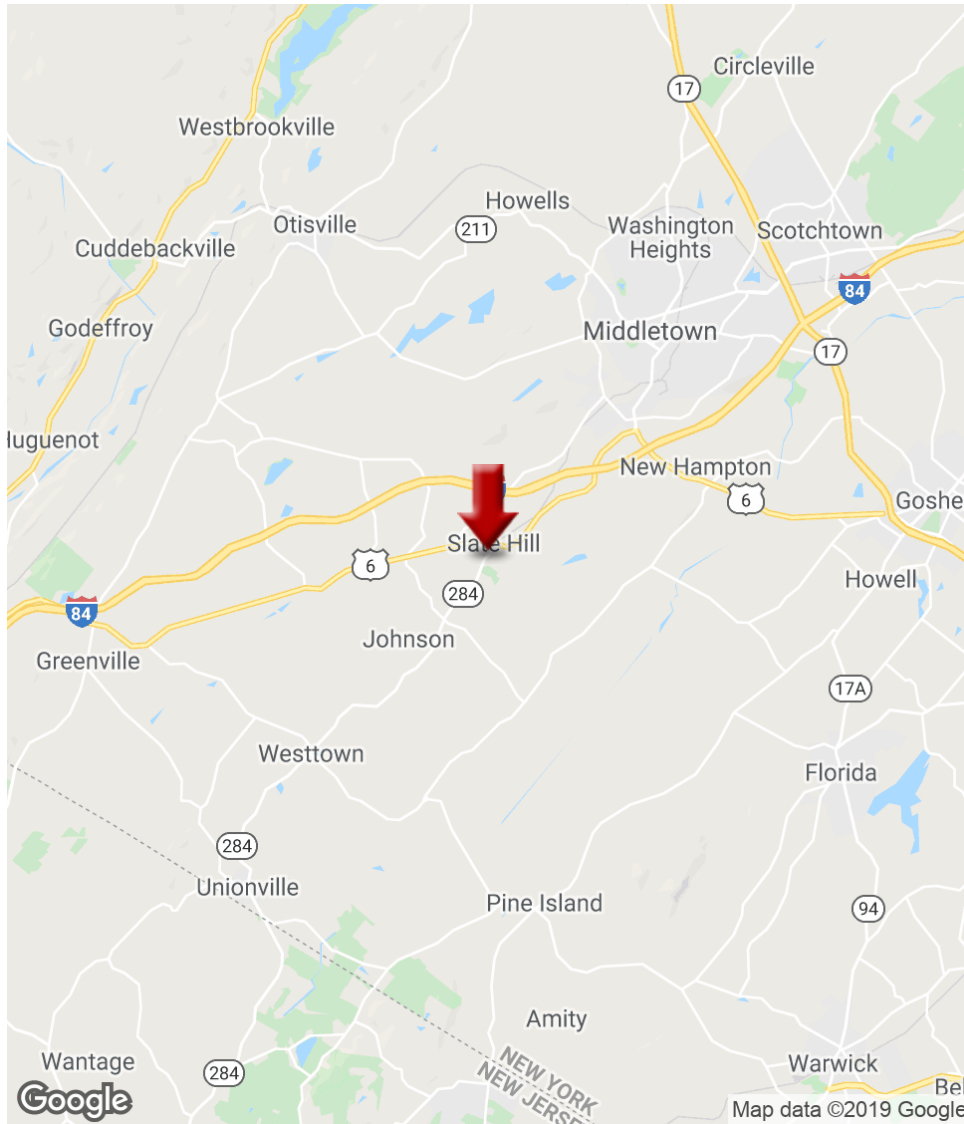
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Confidentiality & Disclaimer

SLATE HILL, NY

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PRESENTED BY:

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